

3.1 acres/1.3 hectares

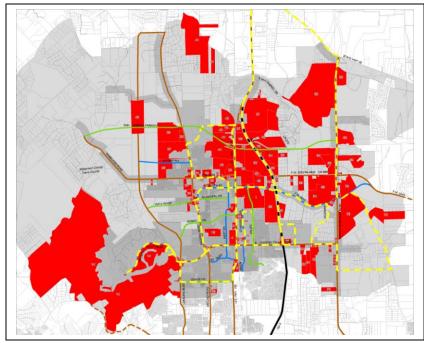
US 183 is 2.1 miles/3.4 km east

Utilities

14,400 sq. ft./1,338 sq. meter facility

Light Industrial – warehouse, manufacturing, distribution

Mr. Roy Beard Vara Properties P. O. Box 9528 Austin TX 78766 (512) 244-6666 phone (512) 244-7906 facs rbeard@varaproperties.com



Property				T				
Total Acreage: 3.1 acres/1.3 hectares				Map: MAPSCO Austin 2006 Street Guide, pg. 341, Sec. G				
Location								
City: Leander				County: Williamson				
Address/Directions: 13051 FM 2	243, Suite /	A, Leandei	TX 78641					
Within City Limits: Yes				Distance from City Limits: Not Applicable				
Distance to US Highways: 2.1 miles/3.4 kilometers Distance to Interstate Highways: 12 miles/19 kilometers				Type of Zoning: Light Industrial				
General Site Information								
Previous Use of Site: Wood pro	ondition: Dimensions: 350 x			350 x 4	00 feet/107 x 122 meters			
Soil Composition (based upon USDA, Soil Conservation Service, S Williamson County, Issued January of 1983): Denton-Eckrant-Dos deep, shallow and very shallow, calcareous, clayey, cobbly, and st in indurated fractured limestone or limey earths; on uplands with opercent slopes Adjoining Acreage Available: No Can Site Be Divided:				ss: moderatel cony soils forn variable 1 to 5	moderately soils formed risk of corrosion for uncoated steel and a low risk of corrosion for concrete			
Improvements								
Rail Served: No				Name of Railroad: Union Pacific, Southern Pacific, Capital Metr Commuter Rail				
Proximity to Port(s): Three (3) hours to Port of Houston				Other Improvements: 14,400 sq. ft./1,338 sq. meter warehouse, distribution and manufacturing facility constructed in 2009				
Fenced: Yes				Landscaped: Yes				
Located within an Industrial Park: No				Type of Business: Light Industrial				
Deed Restriction(s): Speak to Representative				Covenants: Speak to Representative				
Utilities								
City of Leander Services: Department of Engineering, (512) 528-2700 Water - Size of Nea inches/20.3 cm Pressure: 88 psi/60			0.3 cm			Sewer - Size of Nearest Line: Not Applicable, Septic		
Electric Service: Pedernales Electric Cooperative (PEC)	330) 868-6041		Facs: (512) 268-0328		328	Email: Trista.fugate@peci.com		
Natural Gas Service: ATMOS Er (512) 310-3810	Size of Nearest Line:		3 inch/7.6 cm			Intermediate Pressure at Avenue in North Creek		
Telecommunication Service: AT&T and/or SuddenLink	12) 870-4430 and/or 2424		Facs: (512) 870-4475 (979) 595-2445		175 and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com		
Solid Waste Disposal: Clawson Disposal, Inc. Phone: (512) 259-1709			709	Facs: (512) 746-5807			Email: clawsondisp@earthlink.net	
Sales Information								
Contact: Mr. Roy Beard Phone: (512) 244-6666 Facs: (5			Facs: (512)) 244-7906		ard@varaproperties.		Web Site: www.varaproperties.com
Sales Price: Not Applicable	Lease Price: \$0.45 per sq. ft./month, NN							
Comments: The following are a 24 ft./7.3 meter peak. Outside st ft./4.3 m dock high doors and th 120/240V.	orage is ava	ailable. A	utomatic fire	sprinkler syst	em, ro	of exhausts.	There a	re two 12 ft./3.6 m x 14